



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

July 11, 2018

Kym Dicome..... DRB Chair
 Racquel Michel Transportation Development
 Jon Ertsgaard Water Authority
 Doug HughesCity Engineer/Hydrology
 Christina Sandoval Parks & Recreation
 Ben McIntosh.....Code Enforcement

PUBLIC HEARING

- 1. **Project # 001173 (1004245)**
SD-2018-00002 – MAJOR - PRELIMINARY PLAT
SD-2018-00003 – VACATION OF PUBLIC EASEMENT
SD-2018-00006 - VACATION OF RIGHT OF WAY
VA-2018-00005 – SIDEWALK DEFERRAL
VA-2018-00006 – SIDEWALK WAIVER



MARK GOODWIN & ASSOCIATES PA agent(s) for **ANASA WEST LLC** request(s) the above action(s) for all or a portion of Block(s) 7-14, Portion of Lot 3, 4-9, 9-13, 12, 2-10, PARADISE HEIGHTS UNIT 5 SUBDIVISION and Lots L-N ANASAZI RIDGE UNIT 1, zoned R-1B and MX-L (R-1) located on MCMAHON BLVD NW east of WESTSIDE BLVD NW containing approximately 6.98 acre(s). (A-10) *[Deferred from 6/13/18]*

PROPERTY OWNERS: City of Albuquerque, COLLATZ LLC and Westway Homes LLC

REQUEST: APPROVAL OF AFOREMENTIONED ACTIONS (Expired April 2015)

DEFERRED TO JULY 18TH, 2018

2. **Project # 001186 (1008660)**
SI-2018-00043 – SITE PLAN FOR
BUILDING PERMIT

ADAMS ENGINEERING agent(s) for **MCDONALD'S LLC**
request(s) the above action(s) for all or a portion of Lots A
and B, Block 101, BEL AIR SUBDIVISION, zoned MX-M (SU-3
MU-UPT/Buffer), located at 5900 MENAUL BLVD.
containing approximately .947 acre(s). (H-18) *[Deferred from
6/13/18]*

PROPERTY OWNERS: FIRST NATIONAL BANK TRUSTEE C /O
CONQUISTADORES INC. TRACT B, MILLER INVESTMENTS NC.
REQUEST: DEMO/REBUILD MCDONALD'S WITH DRIVE-THRU

DEFERRED TO AUGUST 1ST, 2018.

3. **Project# 001195 (1007140)**
SD-2018-00037 –SITE DEVELOPMENT
PLAN FOR SUBDIVISION
(18EPC-10010)
SD-2018-00020 – SKETCH PLAT

MRWM agent(s) for **CITY OF ALBUQUERQUE PARKS &
RECREATION** request(s) the above action(s) for all or a
portion of TRACT 1-C-1 & 1-C-2, JUAN TABO HILLS UNIT 3A,
zoned NR-PO-B, located on MONACHOS RD SE between
JUAN TABO BLVD SE and VIA POSADA SE containing
approximately 27 acre(s). (M-22) *[Deferred from 6/13/18]*

PROPERTY OWNERS: CITY OF ALBUQUERQUE
REQUEST: DRB SIGN-OFF OF EPC SITE DEVELOPMENT PLAN FOR
SUBDIVISION (3-8-2018) AND A SKETCH PLAT FOR REVIEW AND
COMMENT

DEFERRED TO JULY 18TH, 2018.

4. **Project# 001192 (1003993)**
SI-2018-00036 – SITE PLAN FOR BUILDING
PERMIT
(18EPC-40020) 

CONSENSUS PLANNING agent(s) for **THAKUR ENTERPRISES
LLC** request(s) the above action(s) for all or a portion of
TRACT A-36-A, TOWN OF ATRISCO GRANT NORTHEAST
UNIT, zoned MX-L (SU-2 USES PERMISSIVE AND
CONDITIONAL IN O-1), located on COORS BLVD NW - north
of SEQUOIA RD and east of ATRISCO DRIVE containing
approximately 4.04 acre(s). (G-11-Z) *[Deferred from 6/13/18]*

PROPERTY OWNERS: MICHAEL MORTAJI & PARASTO BAGHAE-POUR
REQUEST: DRB SIGN OFF OF EPC SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT (5-10-2018)

**WITH THE SIGNING OF THE INFRASTRUCTURE LIST
DATED **JULY 11TH, 2018**, THE SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT WAS APPROVED WITH
DELEGATION TO PLANNING.**

5. **Project #1006864**
18DRB-70155 MAJOR - PRELIMINARY
PLAT APPROVAL
18DRB-70157 SIDEWALK WAIVER
18DRB-70158 SUBDN DESIGN VARIANCE
FROM MIN DPM STDS
18DRB-70159 MINOR - TEMP DEFR SWDK
CONST 

BOHANNAN HUSTON INC agent(s) for **PULTE DEVELOPMENT OF NEW MEXICO, INC** request(s) the aforementioned action(s) for all or a portion of: Tract(s) N-2-B-1, N-2-B-2, N-2-C-1, WATERSHED SUBDIVISION, zoned PC (SU-2 FOR PDA), located on MIREHAVEN PARKWAY between BEAR LAKE WAY and MIREHAVEN PARKWAY containing approximately 61.84 acre(s). (H-8)) [*deferred from 6/6/18, 6/20/18*]

WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED *JULY 11TH, 2018* AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED *JULY 9, 2018* THE PRELIMINARY PLAT WAS APPROVED.

THE SIDEWALK WAIVER WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.

MINOR CASES

6. **Project # 001254 (1003675)**
SD-2018-00028 – PRELIMINARY/
FINAL PLAT 

SURV-TEK INC., agents for the **CITY OF ALBUQUERQUE** request(s) the aforementioned action(s) for all or a portion of Tract C-8-A, TOWN OF ATRISCO , AIRPORT UNIT, Lots 5 & 6, TORRES ADDITION and a vacated portion of ESPERANZA DRIVE NW, zoned R-ML and R1-B, located on CENTRAL AVE NW between 57th and 58th STREET NW, containing approximately 3.789 acre(s). (K-11) [*deferred from 6/6/18, 6/20/18, 6/27/18*]

PROPERTY OWNERS: CITY OF ALBUQUERQUE,
REZA EMMA ESTHER & REZA EVA SARAH
REQUEST: REPLATTING 3 EXISTING LOTS AND A
PORTION OF VACATED R/W INTO 1 TRACT

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.

7. **Project # 001271 (1009881)**
SD-2018-00033- EXTENSION OF
INFRASTRUCTURE IMPROVEMENTS
AGREEMENT (IIA)  

RESPEC, INC. agent(s) for **LEGACY HOSPITALITY, LLC** request(s) the aforementioned action(s) for all or a portion of LT 1 of LEGACY APARTMENTS, zoned NR-BP, located on ALAMEDA BLVD NE between SAN PEDRO DRIVE NE and LOUISIANA BLVD NE, containing approximately 12.4acre(s). (C-18)

PROPERTY OWNERS: VANDY INVESTMENTS LLCC/O LEGACY HOSPITALITY LLC

REQUEST: ONE YEAR EXTENSION TO THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT (TIED TO SITE PLAN)

A ONE YEAR EXTENSION TO THE INFRASTRUCTURE LIST IMPROVEMENTS WAS APPROVED.

8. **Project # 001277 (1010327)**
SD-2018-00034- PRELIMINARY/ FINAL
PLAT 

SURV-TEK agent(s) for **STEVE MAESTAS** request(s) the aforementioned action(s) for all or a portion of LOT 1-A of LOTS 1-A and 1-B, NORRIS AND MARGARET PENNY ADDITION and LOT 2, NORRIS AND MARGARET PENNY ADDITION, zoned NR-LM, located on MCLEOD RD NE and PAN AMERICAN FREEWAY, containing approximately 4.9 acre(s). (F-17)

PROPERTY OWNERS: 4404 MCLEOD LLC

REQUEST: REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS

DEFERRED TO JULY 18, 2018.

9. **Project #1007489**
18DRB-70125 - VACATION OF PRIVATE
EASEMENT
18DRB-70126 MINOR - PRELIMINARY/
FINAL PLAT 

ISAACSON AND ARFMAN PA agent(s) for **YES HOUSING, INC** request(s) the aforementioned action(s) for all or a portion of: Tract(s) B1, WEST ROUTE 66 ADDITION II, zoned MX-M (C-2), located on CENTRAL AVE NW and UNSER BLVD NW, containing approximately 6.222 acre(s). (K-10) [deferred from 4/25/18, 5/16/18, 5/23/18, 6/6/18, 6/20/18]

DEFERRED TO JULY 18, 2018.

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10. **Project #001183 (1004000)**
SI-2018-00031 – SITE DEVELOPMENT
PLAN FOR BUILDING PERMIT
AMENDMENT 

TIERRA WEST,LLC agent(s) for **PARADISE HILLS HOLDING COMPANY INC. C/O MCLAUGHLIN MICHAEL** request(s) the aforementioned action(s) for all or a portion of TR A-1 PLAT FOR TR A-1 ALBUQUERQUE WEST UNIT 2, zoned NR-C, located on PARADISE BLVD NW east of EAGLE RANCH RD NW, containing approximately 3.482 acre(s). (C-13) *[deferred from 6/6/18, 6/20/18]*

PROPERTY OWNERS: PARADISE HILLS HOLDING COMPANY INC.
REQUEST: AMENDING AN EPC APPROVED SITE PLAN

DEFERRED TO JULY 18, 2018.

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11. **Project # 1011551**
SD-2018-00007 – MINOR - PRELIMINARY/
FINAL PLAT 

NICHOLAS NUCCIO, applicant, request(s) the a forementioned action(s) for all or a portion of Lot 10 and east half of Lot 11, RAYNOLDS ADDN, zoned R-T, located at 1220 IRON AVENUE SW, containily approximately .122 acres (K-13) IND DEF from 5/23/18

WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED APRIL 3RD 2018, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.

SKETCH PLAT

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12. **Project # 001284**
PS-2018-00006- SKETCH PLAT


CARTESIAN SURVEYS agent(s) for **LEGACY HOSPITALITY** request(s) the aforementioned action(s) for all or a portion of TRACTS A-2-A-1 and A-2-A-2 OF PARK SQUARE (A REPL OF TR A-2-A PARK SQUARE), zoned MX-H, located on AMERICAS PKWY NE south of INDIAN SCHOOL RD NE and east of LOUISIANA BLVD NE, containing approximately 4.076 acre(s). (J-18)

PROPERTY OWNERS: KASSAM LAND ACQUISITION 10 LLC AND NEW OMNI HOSPITALITY LLC C/O LEGACY HOSPITALITY LLC
REQUEST: REPLAT OF 2 EXISTING LOTS INTO 2 NEW LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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13. Other Matters:
Minutes of June 27, 2018

ADJOURNED.